

August 2, 2017



To Whom It May Concern:

The Wynstone Property Owners' Association Inc. has been required for some time to complete a Disclosure Statement in accordance with the State Law entitled "Common Interest Community Association Act (765 ILCS 160/1-1 et seq.))" for every residential sale transaction. On November 14, 2016 The Board of Directors adopted a Resolution regarding the discharge of sump pumps to the sanitary sewer system to comply with the Federal Water Pollution Control Act and the Clean Water Act. The Disclosure Statement requires compliance with all the rules and regulations of the CCR's including Architectural Review Article X items and sump pump discharges. Upon the submission of a real estate contract an inspection of the property will be conducted. The property owner will be notified of any violations that need to be cured. Any uncorrected items will be noted on the paid assessment letter. If in the event the violations are not cured the responsibility will be transferred to the buyer.

The following policy was adopted by the Wynstone Board of Directors on June 19, 2017 and will become effective August 14, 2017.

Policy:

The Board of Directors of the Wynstone Property Owners' Association, Inc. ("Association") establishes the following Policy to comply with the disclosure requirements of the Common Interest Community Association Act (765 ILCS 160/1-1 et seq.) and requirements of the Federal Water Pollution Control Act and the Clean Water Act.

The Association is required to complete a Disclosure Statement in connection with the sale of real estate located within the Wynstone Community. The Association must attest the Association Managing Agent (the Association's General Manager) knows of no improvements or alterations made to the property being sold which violates the Association declarations, by-laws, rule or regulations (collectively, the "Wynstone Governing Documents").

On November 14, 2016 the Association adopted a Resolution entitled "Resolution Prohibiting Illicit Discharges to the Wynstone Property Owners' Association, Inc. Sanitary Sewer Collection System" (the "Discharge Resolution") to comply with the Federal Water Pollution Control Act and the Clean Water Act. A source of non-permitted wastes and waters is the unauthorized connection of sump pumps, down spouts, clean outs, and roof drains to the Wynstone sanitary sewer system and the Discharge Resolution prohibits such connections. The Discharge Resolution is attached.

The Board of Directors hereby adopts the following policy:

Upon the receipt of a contract for the sale of real estate located within Wynstone, a representative of the Association will conduct an inspection of the real estate in question to assure compliance with the Wynstone Governing Documents including, without limitation, Article X and compliance with the Discharge Resolution. Article X compliance may include but not be limited to removal of dead trees, garbage and debris, or existence of a nuisance or existence of a structure that has not received Architectural Review Committee ("ARC") approval. The inspection may require access to the interior of the residential property structure.

Upon completion of the inspection, the current owner will be notified of any violations documented. As required in the Wynstone Governing Documents, the property owner will be responsible to cure the violations. If the violations are not cured they will be noted on the Paid Assessment Letter and the Disclosure Statement issued in connection with the sale of the property. Upon the transfer of the property, any uncured violation will be the responsibility of the new property owner.

The Architectural Review Committee and the Wynstone Property Owners' Association reserve their rights and remedies under the Wynstone Governing Documents, including, without limitation, Section 11.03.

Please feel free to share this with any of your associates, attorneys, clients or other personnel involved in the real estate listing and closing process.

If you have any questions please do not hesitate to contact me at (847) 304-2850.

Sincerely,


Laura A. Ramirez, MPA, CMCA
Manager